



FOR LEASE

3,000 SF Highly Visible Retail Space in North Edmonton

CASTLEDOWNS PLAZA

11868 145 Avenue, Edmonton, AB

NOAH ISSA

Vice President
780-236-5723
noah@sablerealty.ca

MAHMOUD SALEM

Associate
780-807-6597
msalem@sablerealty.ca

ALI SHABEN

President, Broker/Owner
780-446-8622
ali@sablerealty.ca



For Lease: 3,000 SF Unit in Castledowns Plaza

Located on 145 Avenue in the heart of Castle Downs, northwest Edmonton, Castledowns Plaza offers 3,000 SF of retail space in a well-established residential neighbourhood. The unit benefits from strong local traffic, easy access from Castle Downs Road and 127 Street, and ample on-site parking. Surrounded by single-family homes, townhouses, and apartments across 11 mature neighbourhoods, the property enjoys a steady and loyal customer base. CN zoning allows for a wide range of uses including retail, food service, and personal services. This is a great opportunity for businesses looking for a highly visible storefront in an established north Edmonton community.

PROPERTY DETAILS

Municipal Description	11868 145 Avenue, Edmonton, AB
Legal Description	Plan 7520907, Block 12, Lot 6B
Zoning	Neighbourhood Commercial
Vacant Unit Size	3,000 sqft
Base Rent	Market
Additional Rent	\$14.19 PSF (2026 Estimate)
Possession	TBD



FOR LEASE
11868 145 Avenue
Edmonton, AB

NOAH ISSA
780-236-5723
noah@sablerealty.ca

MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

ALI SHABEN
780-446-8622
ali@sablerealty.ca

SABLE REALTY



Shoppers Drug Mart
 Servus Credit Union
 PartSource
 Shell
 Old Navy

Buster's Pizza
 CIBC
 GYMVM
 Pizza Hut
 Lucky Supermarket

Superstore
 The Brick
 A&W
 Boston Pizza
 Staples



FOR LEASE

AL Hayba Café & Bakery
 Gintaro Japanese Kitchen
 Castledowns Childcare
 Knights Pub & Grill

Vape House
 Elfino Kabab and Shawarma
 The Drug Store Castledowns
 Castledowns Dental Centre
 Touch2Heal Massage

Mini Friends Daycare
 Markaz Al Imam Malik

FOR LEASE
 11868 145 Avenue
 Edmonton, AB

NOAH ISSA
 780-236-5723
 noah@sablerealty.ca

MAHMOUD SALEM
 780-807-6597
 msalem@sablerealty.ca

ALI SHABEN
 780-446-8622
 ali@sablerealty.ca

SABLE REALTY

DEMOGRAPHICS WITHIN 3KM

42,000+

Population

17,000

Households

38-42

Median Age

\$105K

Average Household
Income



This document has been prepared by Sable Realty for advertising and general information only. Sable Realty makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Sable Realty excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom.

FOR LEASE
11868 145 Avenue
Edmonton, AB

NOAH ISSA
780-236-5723
noah@sablerealty.ca

MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

ALI SHABEN
780-446-8622
ali@sablerealty.ca

SABLE REALTY